



Holland Park, Exeter, Devon

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# An impressive **modern family home with five double bedrooms** and stylish fittings built by Heritage Home .

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## Summary of accommodation

**Ground Floor:** Sitting room | Family room | Kitchen/dining room | Utility | Cloakroom

**First Floor:** Principal bedroom with dressing room and en suite bathroom | Four further double bedrooms, one en suite | Family bathroom

**Secondary Accommodation:** Annexe/studio

**Outside:** Double garage | Garden

EPC A 99+ Rating | Solar panels and triple insulated eco home

## Distances

M5 (Jct 30) 1.3 miles, Exeter city centre 2.8 miles, Exeter St. David's station 4.1 miles (2 hours to London Paddington)

Exeter Airport 4.2 miles (1 hour to London City Airport)

(All distances and times are approximate)



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## Location

The popular Exeter suburb of Newcourt is a modern community with easy access to the city centre, local amenities and transport connections, as well as the beautiful Devon countryside. There are plenty of facilities nearby, including at Lower Wear, while Exeter city centre is three miles from the property and provides excellent shopping, leisure and cultural facilities. Exeter Golf and Country Club is opposite the development plus Sandy Park the home of Exeter chiefs is a short walk.

The area has plenty of leisure activities to choose from such as tennis clubs, a walking group, football, horse riding, sailing, hiking the Jurassic Coast, fishing as well as access to three sandy beaches within 15 miles of the property.

The area offers excellent transport links and Exeter's four mainline train stations are all less than five miles from the property. Trains run regularly to the smaller nearby cities as well as Bristol, Plymouth and London Paddington. The M5 is just a mile away, providing links to the national motorway network, while Exeter International Airport, just over four miles away, offers both local and international flights.

There is a wide choice of local schools both from the independent and state sectors including Exeter School, The Maynard and Exeter Cathedral school. Blundell's School in Tiverton offers a daily bus service from Exeter.



## The property

This stunning modern detached home offers striking part-timber and rendered elevations and a split pitched roof outside. Inside there are clean lines and contemporary fittings, making for stylish modern living in a desirable and convenient setting. Underfloor heating through out the ground floor which is controlled by an app.

The entrance hall provides a splendid welcome to the property, with its tiled flooring and oak staircase leading to the first-floor accommodation. The main ground-floor living and entertaining space is the L-shaped, open-plan sitting room and kitchen/dining room. The sitting room provides a comfortable space in which to relax, with its woodburning stove, while at the rear, the dining area has bi-fold doors opening onto the garden.

The kitchen itself has sleek fitted units, a breakfast bar and integrated appliances. The adjoining utility room provides further useful space for appliances and home storage. Additionally, the ground floor has a separate family room in which to relax, with its attractive wood-panelled feature wall and its full-height window to the front.





There are five well-presented double bedrooms on the first floor. These include the luxury principal bedroom with its dressing room and en suite bathroom. One further bedroom has an en suite shower room, while the first floor also has a family bathroom.

### Garden and grounds

At the front of the property there is a well-kept garden with an area of lawn and various shrubs and hedgerows. Parking is available on the block-paved driveway, which also provides access to the integrated double garage.



To the rear there is an area of paved terracing across the back of the house and a covered terrace with skylights above. The covered area is ideal for al fresco dining and also includes a hot tub. Adjoining the terrace is a garden studio/annexe which has underfloor heating, separate WC, insulated and bi-folds and is ideal for use as an office space. The garden at the rear is laid to lawn with a variety of border shrubs and trees.

### Services

Gas, electricity and mains water

### Directions

Postcode: EX2 7JE  
what3words: ///slurs.anyone.locate

### Property information

Tenure: Freehold  
Local Authority: Exeter City Council  
Council Tax: Band G  
EPC Rating: A 99+  
Guide Price: £000,000

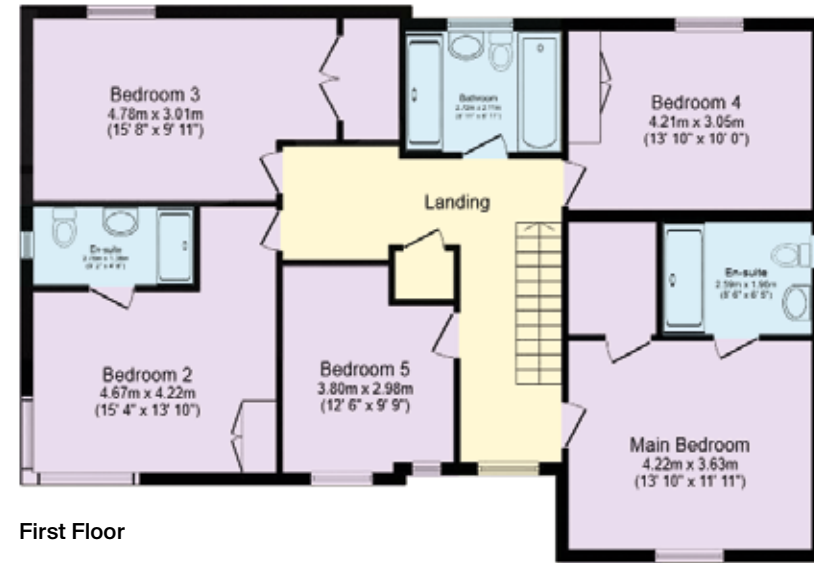
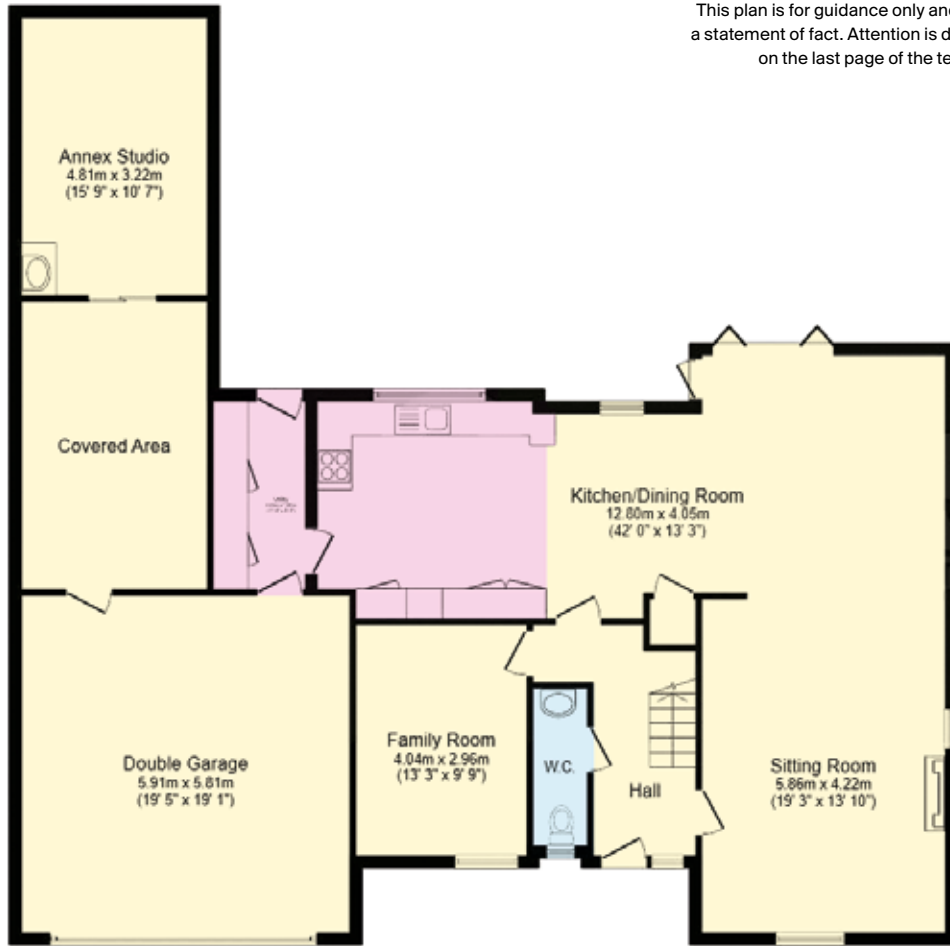


### Approximate Gross Internal Floor Area

272.5 sq m (2,933 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Ground Floor

First Floor



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated December 2023. Photographs and videos dated November 2023.

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